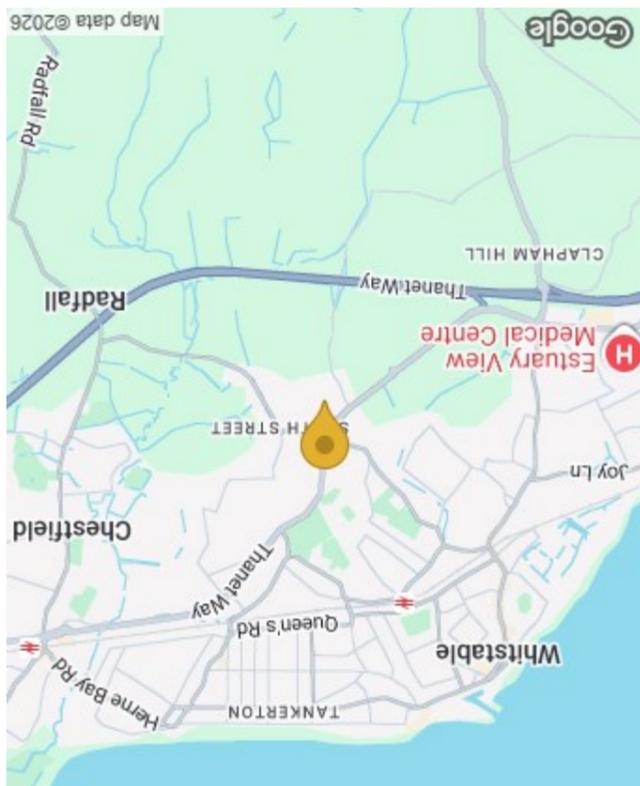




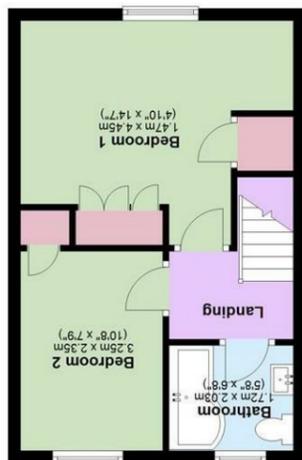
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower CO <sub>2</sub> emissions	(A) (92 plus)
Energy efficient - lower running costs	(B) (81-91)
Decent	(C) (69-80)
Not energy efficient - higher running costs	(D) (55-68)
	(E) (39-54)
	(F) (21-38)
	(G) (1-20)

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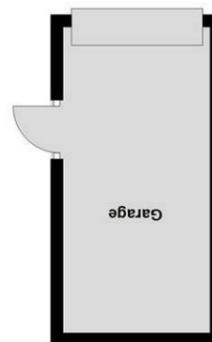
Main area: Approx. 64.7 sq. metres (696.3 sq. feet)  
Plus garages, approx. 12.0 sq. metres (129.2 sq. feet)



First Floor  
Approx. 31.4 sq. metres (337.5 sq. feet)



Ground Floor  
Main area: approx. 33.3 sq. metres (358.8 sq. feet)  
Plus garages, approx. 12.0 sq. metres (129.2 sq. feet)



Garage



14 Eversleigh Rise  
Whitstable, CT5 3RN



Working for you and with you

## 14 Eversleigh Rise Whitstable, CT5 3RN

Located in a favoured residential setting, this smartly presented two-bedroom terrace house offers the perfect blend of modern convenience and peaceful living.

Built in 2004, the property is situated within easy reach of essential amenities, including a Tesco superstore, local bus services, and Whitstable railway station. Excellent transport links via the A299 provide quick access to the M2 and A2.

A contemporary high-gloss kitchen with a dedicated dining area and French doors opening to the private rear garden is ideal for indoor-outdoor living. The spacious principal bedroom features full-height built-in wardrobes, and there's a handy ground floor cloakroom for family and visitors.

Additional features include a private garage with driveway, a dedicated walkway connecting the garden to the garage and a bonus small garden area, perfect for those with an interest in growing their own vegetables.

Whitstable is a thriving seaside town, and this home offers a wonderful opportunity to enjoy both countryside walks and a stroll along the picturesque shoreline.

**£300,000**



### Entrance Hall

Composite entrance door. Radiator. Consumer unit. Power points. Stairs to the first floor.

### Cloakroom

4'7 x 3' (1.40m x 0.91m)

Upvc double glazed frosted window to the front. Wall mounted wash hand basin with splash back tiling and close coupled WC. Radiator. Spot lights. Vinyl flooring.

### Lounge

13'9 x 11'2 (4.19m x 3.40m)

Upvc double glazed window to the front. Two radiators. Thermostat control for central heating. TV point. Double doors to the kitchen/diner.

### Kitchen/Diner

14'4 x 8'9 (4.37m x 2.67m)

Upvc double glazed window and Upvc double glazed French doors to the rear garden. Matching range of wall, base and drawer units. Worktop with inset 1½ bowl sink unit and mixer tap. Four ring gas hob with glass splash back, stainless steel extractor hood above and electric single oven below. Integrated dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Integrated eye level microwave. Radiator. Storage cupboard. Vinyl flooring.

### Landing

Loft access via fitted ladder.

### Bedroom 1

14'4" narr to 11'1" x 9'8" + door recess (4.39m narr to 3.40m x 2.97m + door recess)

Upvc double glazed window to the front. Radiator. Built-in triple wardrobe. Built-in cupboard housing Worcester combination boiler.

### Bedroom 2

10'9 x 7'7 (3.28m x 2.31m)

Upvc double glazed window to the rear. Radiator. Wardrobe cupboard with hanging rail and shelf.

### Bathroom

6'6 x 5'8 (1.98m x 1.73m)

Upvc double glazed frosted window to the rear. Suite comprising 'P' shaped bath with mixer tap, mains operated shower above and glass screen, vanity unit with inset wash hand basin and splash back tiling and close coupled WC. Extractor fan. Spot lights. Vinyl flooring.

### Rear Garden

Decked seating area. Predominantly laid to lawn with established shrubs. External tap. Pedestrian gated access to the private walkway leading to the garage.

### Single Garage

18'11 x 8'6 (5.77m x 2.59m)

Up and over door to the front. Personal door to the walkway.

### Driveway

Parking for 2 cars in front of the garage.

### Tenure

This property is Freehold

### Council Tax

Band C: £2,047.33 2025/26

We suggest interested parties make their own enquiries.

### Important Information

We understand from the vendor that there is a fee in the region of £105 payable every 6 months towards maintenance of common areas (to be verified by solicitors at the time of a transaction).

### Floorplans & Measurements

Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

### Adaptions

There are no adaptions to this property.

### Location & Amenities

The delightful pebble beach and picturesque coastline (1.5 miles).

Vibrant Whitstable high street with its array of trendy independent retailers including a superb selection of celebrated restaurants, chic boutiques, delicatessens and cafes (1.3 miles).

Whitstable Railway Station (1.3 miles) provides fast and frequent links to both London St Pancras & London Victoria.

The A299 Thanet Way is easily accessible and merges with the M2.

